

SB 35 Determination and Housing Element Open Data Interactive Map

California Department of Housing & Community Development
Division of Housing Policy Development

July 12, 2018





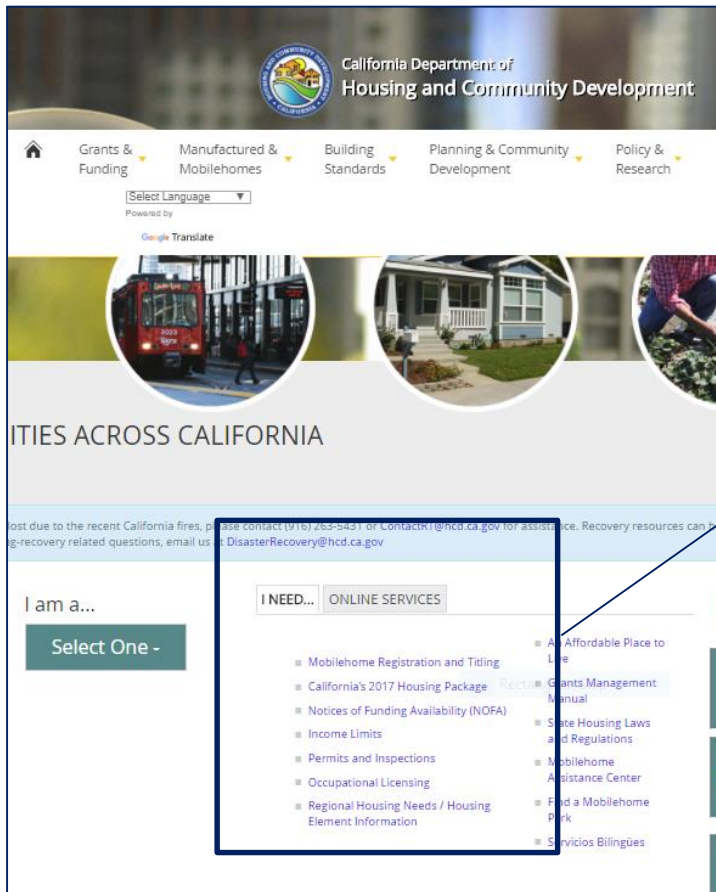
Logistics and Agenda

- **Logistics**
 - Webinar will be recorded, will be on website within a few days
 - Submit questions through the text box
- **Agenda**
 - HCD 2017 CA Housing Package Resources
 - SB 35 Determination Refresher
 - Housing Element Open Data Project
 - Interactive Map
 - Overview
 - Basic functions
 - How to make your own maps
 - Questions



HCD's 2017 CA Housing Package Resources

- California's 2017 Housing Package – main page:



I NEED...

ONLINE SERVICES

- Mobilehome Registration and Titling
- California's 2017 Housing Package
- Notices of Funding Availability (NOFA)
- Income Limits
- Permits and Inspections
- Occupational Licensing
- Regional Housing Needs / Housing Element Information



HCD's New 2017 CA Housing Package Resources

California's 2017 Housing Package

New! To receive updates by email, [sign up](#) (scroll to "General Information" and select "California's 2017 Housing Package").

- [Purpose](#)
- [Housing Bills Summary](#)
- **New!** [Wanted: Your Input!](#) — Help shape implementation of the 2017 Housing Package
- **New!** [Projected Milestones](#)
- [Resources](#) — Includes downloadable fact sheets
- **New!** [Frequently Asked Questions](#)

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HCD's 2017 CA Housing Package Resources

Housing Bills Summary

	Streamline Housing Development
Planning and Zoning	<p>SB 35 (Wiener) Streamline Approval Process </p> <p>Opt-in program for developers</p> <p>Creates a streamlined approval process for developments in localities that participate in the program. Participating developments must provide at least 10 percent of units for affordable housing.</p> <ul style="list-style-type: none">• SB 35 Statewide Determination Summary (PDF) — Updated 6/1/2017• at least 10 percent affordability, and which are currently subject to• Maps — Searchable, online SB 35 Determination map (Reflects current determinations)• SB 35 Determination Methodology and Background Data (PDF) —• Webinar (MP4) / Slide Presentation (PDF) <p>View projected milestones.</p> <p>View FAQs for SB 35.</p>



SB 35 Determination Overview

Streamlining for developments with at least 10 percent affordable units (and that meet other SB 35 provisions)

Jurisdictions that did not submit the latest Annual Progress Report (APR) [**Currently the 2017 APR is the latest APR**]
OR

Jurisdictions that did not permit enough **above-moderate income** units to meet a pro-rata share of their above-moderate income regional housing need for the current housing element cycle

Note: If a local ordinance requires greater than 10 percent affordability, the local ordinance applies.

Streamlining for developments with at least 50 percent affordable units (and that meet other SB 35 provisions)

Jurisdictions that did not permit sufficient **lower income units (very-low and low-income)** to meet a pro-rata share of their very-low and low-income regional housing need for the current housing element cycle

Note: If a local ordinance requires greater than 50 percent affordability, the local ordinance applies.



Determining the Prorated Regional Housing Need

APRs that count towards First Half Reporting Period	2016 2017 2018 2019
APRs that count towards Last Half Reporting Period	2020 2021 2022 2023

2017 target = **25%**
through RHNA

APRs that count towards First Half Reporting Period	2015 2016 2017 2018
APRs that count towards Last Half Reporting Period	2019 2020 2021 2022

2017 target = **37.5%**
through RHNA

APRs that count towards First Half Reporting Period	2014 2015 2016 2017
APRs that count towards Last Half Reporting Period	2018 2019 2020 2021

2017 target = **50%**
through RHNA

APRs that count towards First Half Reporting Period	2013 2014 2015 2016
APRs that count towards Last Half Reporting Period	2017 2018 2019 2020

2016 target = **50%**
through RHNA,
Holds until 2020
APRs are due, then
target is 100%


APRs that count towards First Half Reporting Period	2014 2015 2016
APRs that count towards Last Half Reporting Period	2017 2018

2016 target = **60%**
through RHNA,
Holds until 2018
APRs are due, then
target is 100%

SB 35 (Wiener) Streamline Approval Process

Opt-in program for developers

Creates a streamlined approval process for developments in localities that comply with existing residential and mixed use zoning. Participating jurisdictions must have a minimum of 10 units must be prevailing wage and larger projects must provide

- SB 35 [Statewide Determination Summary](#) (PDF) — Updated annually, currently subject to SB 35 streamlining for developments with at least 50 percent affordability.
- [Maps](#) — [Searchable, online SB 35 Determination map](#)  (Requires login)
- [SB 35 Determination Methodology and Background Data](#) (PDF)
- [Webinar](#) (MP4) / [Slide Presentation](#) (PDF)



Latest SB 35 Determination (Including APR data received by June 1st)

30% (162 jurisdictions)
have not submitted their
2017 APR

61% (327 jurisdictions)
are falling behind on
addressing their above-
moderate income
housing need

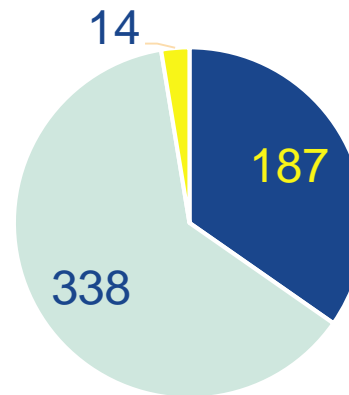
35% (187 jurisdictions) are on track
to meet their above-moderate
income housing need and
submitted their 2017 APR, but are
falling behind on addressing their
lower-income housing need



338 must offer
streamlining for
developments with
≥ 10% affordability



187 must offer
streamlining for
developments with
≥ 50% affordability



■ Streamlining at 50% ■ Streamlining at 10% ■ Not currently subject to SB 35



How Can A Jurisdiction Submit Housing Element Annual Progress Reports?

Use the **Online Annual Progress Reporting** system (preferred method):
<https://casas2prodwlex2.hcd.ca.gov/APR/login.do>

Contact APR@hcd.ca.gov for your login information.

Email excel or pdf copies of your APRs to APR@hcd.ca.gov

Mail your APRs to HCD:
California Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Welcome to the
Housing Element Tracking System
Department of Housing and Community Development
Annual Progress Reporting

Enter User Name

Enter Password

Login

APR@hcd.ca.gov is also your source for technical assistance and corrections to past APRs.



Housing Element Open Data Project

Regional Housing

Since 1969, California has required that housing plans as part of their "general plan" transportation, conservation, noise, open space, and other

California's housing-element law acknowledges the opportunities for (and do not unduly constrain)

Background

Regional Housing Needs

Housing Elements

Annual Progress Reports

Housing Element Implementation Tracker

Jurisdiction	County	Council of Government	5th Cycle Housing Element Projection Period	5th Cycle Housing Element Planning Period	Compliance Status	Conditional Compliance?	Conditional Compliance?	Conditional Compliance?	Conditional Compliance?	Planning Period Duration	If 8 Year, is a 4 Year Update Required?	SB 2 Emergency Shelter Zoning Completed?	1233 Program Included?	Unit Shortfall	Rezone areas	Complete?	Current Rezone Program Included?	Unit Shortfall	Rezone areas	Complete?	Charter City?	2013	2014	2015	2016	2017
ACLANDITO	San Bernardino County	SCAG	09/01/2014-10/31/2021	09/01/2013 - 09/30/2021	n					8 Year		Yes	No			No					Yes	No	No	No	No	No
AGUAHILE	Los Angeles County	SCAG	09/01/2014-10/31/2021	09/01/2013 - 09/30/2021	n					8 Year		Yes	No			No					Yes	No	Yes	Yes	Yes	Yes
ALAMEDA	Alameda County	ABAG	09/01/2014-10/31/2022	09/01/2013 - 09/30/2022	n					8 Year		Yes	No			No					Yes	Yes	Yes	Yes	Yes	Yes
ALAMEDA COUNTY	Alameda County	ABAG	09/01/2014-10/31/2022	09/01/2013 - 09/30/2022	n					8 Year		Yes	No			No					Yes	Yes	Yes	Yes	Yes	Yes

Housing Element Open Data Project

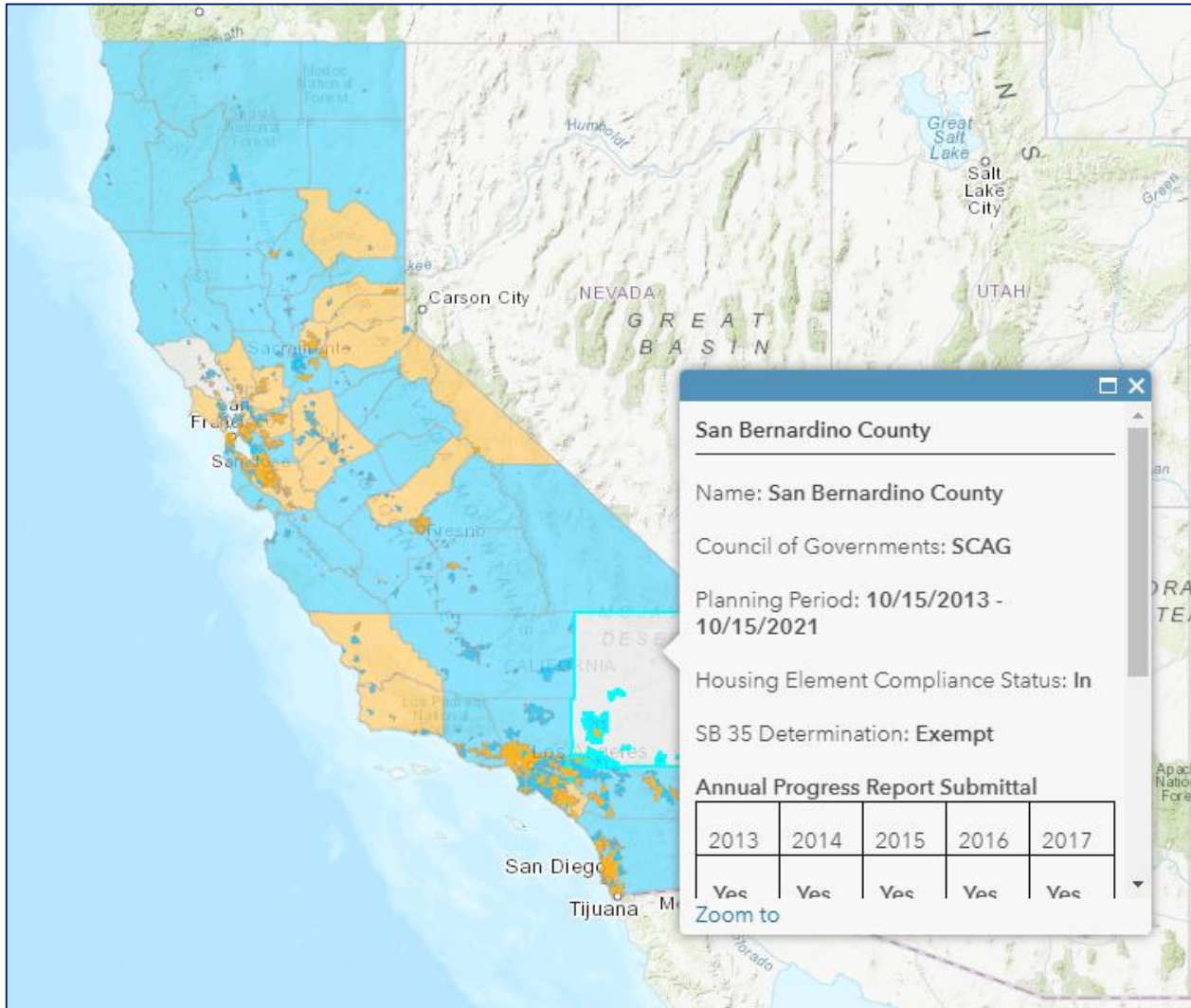
- [Housing Element Implementation Tracker \(XLS\)](#) — Updated 6/1/2018 — Shows detail for housing, whether they have adequately planned for emergency shelters and housing
- [5th Cycle Annual Progress Report Permit Summary \(XLS\)](#) — Updated 6/1/2018 — Shows Annual Progress Reports for the prior year, showing whether they are on-track to meet

5th Cycle Annual Progress Report Permit Summary

JURISDICTION	VLH RHNA	VLH PERMITS	VLH (DR) UNITS	VLH (NDR) UNITS	VLH REMAIN UNITS	VLH % COMPLETE	LI RHNA	LI PERMITS	LI (DR) UNITS	LI (NDR) UNITS	LI REMAIN UNITS	LI % COMPLETE	MOD RHNA	MOD PERMITS	MOD REMAIN UNITS	MOD % COMPLETE	ABOVE MOD RHNA	ABOVE MOD PERMITS	ABOVE MOD REMAIN UNITS	ABOVE MOD % COMPLETE	RHNA TOTAL	TOTAL PERMITS	TOTAL RHNA REMAIN
ALAMEDA	444	54	54	0	390	12.2%	248	40	40	0	208	16.1%	283	26	257	9.2%	748	319	429	42.6%	1,723	439	1,284
ALAMEDA COUNTY	430	120	120	0	310	27.9%	227	79	73	6	148	34.8%	295	35	260	11.9%	817	70	747	8.6%	1,769	304	1,465
ALBANY	80	0	0	0	80	0.0%	53	0	0	0	53	0.0%	57	4	53	7.0%	145	194	0	133.8%	335	198	186
BERKELEY	532	85	85	0	447	16.0%	442	17	17	0	425	3.8%	584	132	452	22.6%	1,401	800	601	57.1%	2,959	1,034	1,925



SB 35 and Housing Element Open Data Interactive Map





Wrap Up

- If you are a jurisdiction:
 - Check the Annual Progress Report (APR) data and send questions to **APR@hcd.ca.gov**
 - Submit missing APRs through the online portal or email them to **APR@hcd.ca.gov**
- For questions on the interactive map or Housing Element Open Data contact **APR@hcd.ca.gov**.
- Email your questions and comments on the 2017 California Housing Package to **CAHP@hcd.ca.gov**
 - reference the bill in the subject line
- **Questions???**